



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101

<http://ceo.lacounty.gov>

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

August 18, 2009

14

AUGUST 18, 2009

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
APPROVE CATEGORICAL EXEMPTION,
ESTABLISH CAPITAL PROJECT NOS. 88945 AND 70947,
APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT,
AUTHORIZE EXECUTION OF A SUPPLEMENTAL AGREEMENT AND
DELEGATED AUTHORITY, AND
APPROVE AND AUTHORIZE A REQUEST FOR STATEMENT OF QUALIFICATIONS
FOR THE MARTIN LUTHER KING, JR. MEDICAL CENTER
(SECOND DISTRICT) (4 VOTES)**

SUBJECT

These actions find that the Inpatient Tower Renovation Project is categorically exempt, establish and approve the capital project, approve the project budget and appropriation adjustment, approve and authorize a supplemental agreement, and approve and authorize a request for statement of qualifications for the Inpatient Tower Renovation Project associated with the re-opening of Martin Luther King, Jr. Medical Center.

Also, these actions establish the capital project, approve the project budget and appropriation adjustment, approve and authorize a supplemental agreement, and approve and authorize a delegated authority agreement for the new Multiservice Ambulatory Care Center/Ancillary Building Project at Martin Luther King, Jr. Medical Center. In addition, these actions approve the concept of financing the project costs through the issuance of long-term Build America Bonds, Recovery Zone Economic Development Bonds, and/or tax-exempt lease revenue bonds.

"To Enrich Lives Through Effective And Caring Service"

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Intra-County Correspondence Sent Electronically Only**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the Inpatient Tower Renovation Project is categorically exempt from the provisions of the California Environmental Quality Act Guidelines pursuant to Section 15301, Class 1, Paragraph (d) and Section 15302, Class 2, Paragraph (a), and Section 15303, Class 3, Paragraphs (c), and (f), consistent with the standards for environmental analysis specified in the Environmental Document Reporting Procedures and Guidelines adopted by your Board, since the project is limited to improvements to existing facilities replacement and reconstruction of existing facilities and structures, new construction, and conversion of small structures.
2. Establish and approve Capital Project No. 88945 for the Inpatient Tower Renovation Project at the Martin Luther King, Jr. Medical Center with a project budget of \$208,500,000, as detailed in Enclosure A and authorize the Director of Public Works to deliver the project.
3. Establish Capital Project No. 70947 for the new Multiservice Ambulatory Care Center/Ancillary Building at the Martin Luther King, Jr. Medical Center with a project budget of \$145,300,000, as detailed in Enclosure A.
4. Approve the appropriation adjustment for Capital Project No. 88945 to recognize \$208,500,000 in revenue from long-term bond proceeds to fund the Martin Luther King, Jr. Medical Center Inpatient Tower Renovation Project.
5. Approve the appropriation adjustment for Capital Project No. 70947 to recognize \$145,300,000 in revenue from long-term bond proceeds to fund the Martin Luther King, Jr. Medical Center new Multiservice Ambulatory Care Center/Ancillary Building Project.
6. Approve and authorize the Director of Public Works to execute Supplemental Agreement 11 to Contract PW-12826 with HMC Architects, to provide for the design of the Inpatient Tower Renovation Project, Capital Project No. 88945, and the new Multiservice Ambulatory Care Center/Ancillary Building Project, Capital Project No. 70947, for an aggregate, not-to-exceed fee of \$17,612,500.
7. Approve the use of the Board-approved contractor prequalification process for the Inpatient Tower Renovation Project, and authorize the Director of Public Works to prepare and issue a Request for Statement of Qualifications (RFSQ) for both general contractors and subcontractors in a form substantially similar to the standardized RFSQ previously approved by your Board.

8. Direct the Chief Executive Officer to coordinate the development and preparation of an Environmental Impact Report on the Phase I Improvements (Multiservice Ambulatory Care Center/Ancillary Building) and Phase II Development at the Martin Luther King, Jr. Medical Center site.
9. Direct the Chief Executive Officer to execute a delegated authority agreement with Sapphos Environmental Inc. to perform all necessary environmental reviews and prepare an Environmental Impact Report for project-level analysis of the Phase I Improvements and program-level analysis of the Phase II Development at the Martin Luther King, Jr. Medical Center site, for a not-to-exceed fee of \$688,000.
10. Approve the concept of financing up to \$353,800,000 in project costs through the issuance of long-term Build America Bonds, Recovery Zone Economic Development Bonds, and/or tax-exempt lease revenue bonds.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that the Inpatient Tower Renovation Project is categorically exempt from the California Environmental Quality Act (CEQA); establish and approve the Inpatient Tower Renovation Project (C.P. 88945); authorize the design and construction activities; and allow the Department of Public Works (Public Works) to deliver the Inpatient Tower Renovation Project.

In addition, approval of the recommended actions will establish a project and authorize the design for the new Multiservice Ambulatory Care Center and Ancillary (MACC/Ancillary) Building Project (C.P. 70947), as well as preparation of a master plan for the Martin Luther King Jr. Medical Center campus (Campus Plan) and an Environmental Impact Report (EIR) for the MACC/Ancillary Building Project and Campus Plan.

Background

Martin Luther King, Jr. (MLK) Medical Center opened its doors as a County hospital in 1972. In August 2007, MLK stopped providing inpatient services. The County has since been working to develop options to reopen inpatient services at the MLK. In September 2008, options for a 114 bed inpatient facility, emergency room, and a MACC facility at the current MLK site were studied. Major baseline assumptions for this analysis included:

- Any reuse of the previous hospital building (which currently houses the MLK MACC) for inpatient purposes, would require seismic and building system upgrades to meet SB 1953 and licensing requirements.
- Implementation of the required seismic upgrades would only extend the licensure of the retrofitted inpatient building to the year 2030, requiring construction of a new inpatient facility prior to 2030.
- The existing clinic building, which was completed in 1998, surpasses the 2030 requirements under SB 1953 and could be utilized for inpatient purposes beyond 2030.

Based on these assumptions, three options were developed and studied by Public Works, the Department of Health Services (DHS), and Chief Executive Office (CEO).

Option 1: Seismically retrofit and upgrade the previous hospital building to provide emergency room and inpatient services and reconfigure the existing clinic building to accommodate a MACC

- Requires Senate Bill (SB) 1953 seismic retrofit to the existing hospital; upgrades for code compliance, upgrades to the major mechanical, plumbing and electrical systems.
- Renovation and reconfiguration of the existing clinic building to accommodate a MACC; and retrofit of the existing central plant.
- Total project cost was estimated at \$416.0 million.
- Retrofitted hospital building would still require replacement prior to the year 2030 to maintain compliance with SB 1953 requirements.

Option 2: Conversion of the existing clinic building to a new inpatient tower, construction of new emergency room and MACC facilities

- Renovation and reconfiguration of the existing clinic building to provide patient beds and other inpatient services.
- Construction of a new 20,000 square feet ancillary building to house the emergency department and support services.
- Construction of a new 80,000 square feet MACC building and central plant.

- Total project cost was estimated at \$278.0 million.

Option 3: Conversion of the existing clinic building to a new inpatient tower and reconfiguration and refurbishment of the existing hospital building to more appropriately house a MACC

- Renovation and reconfiguration of the existing clinic building to house the emergency department and provide patient beds and other inpatient services.
- Renovation and reconfiguration of the existing hospital building to better accommodate a MACC.
- Total project cost was estimated at \$346.0 million

In December 2008, your Board approved the motion to develop a plan to restore services at MLK, including a 120 licensed bed hospital, an emergency room, a MACC, and hospital support services. Based on the proposed increase in beds from 114 to 120 and the results of programming meetings with DHS physicians and staff which led to an increase in the size of the proposed MACC from 80,000 sq. ft. to 130,000 sq.ft., planning concepts and cost estimates were revised and refined. As illustrated in the following table, cost estimates for each of the options increased since the preliminary estimates in September 2008.

Option	09/2008 Estimate	07/2009 Estimate
1. Retrofit existing hospital bldg/convert existing clinic bldg to MACC	\$416.0 mill.	\$495.0 mill.
2. Convert existing clinic bldg to hospital/construct new MACC and ED	\$278.0 mill.	\$353.8 mill.
3. Convert existing clinic bldg to hospital/convert existing hospital to MACC	\$346.0 mill.	\$395.0 mill.

It remains clear, however, that Option 2, which entails the conversion of the existing clinic building to an inpatient facility and emergency room and the construction of a new MACC, is the most cost effective option. Moreover, Option 2 will not require the construction of a new inpatient facility by 2030 to maintain compliance with SB 1953 requirements and will cause the least disruption to existing day-to-day operations in the existing MACC. Based on this analysis, it is recommended that Option 2 be pursued as the proposed project.

Proposed Projects

The proposed projects include: 1) design and construction of a new community hospital with emergency services, referred to as the Inpatient Tower Renovation; and, 2) design of a new MACC/Ancillary Building at the existing MLK Medical Center site.

Inpatient Tower Renovation Project (C.P. 88945)

The proposed new community hospital will be housed in existing, seismically compliant buildings. The existing Inpatient Tower building, approximately 194,000 square feet, will be renovated to house approximately 120 patient beds and other essential hospital services such as an emergency department, inpatient pharmacy, radiology and operating rooms, and central sterilization and support functions. The emergency department will support an estimated 30,000 annual visits with an additional 10,000 annual outpatient visits.

Several other existing buildings on the campus, including the pediatric acute care, medical records, laundry, north and south service and support, central plant, Hawkins, and plant management buildings, will be renovated and/or converted to provide space for various administrative and support services for the new hospital. These support services include receiving/holding, materials management, waste management, linen, and bio-medical engineering services. In addition, the scope includes equipment and seismic upgrades of the existing central plant, the relocation of the emergency generators and fuel storage tanks, an underground tunnel, site development upgrades and upgrades to the existing data center. A pneumatic tube system will also be installed to serve the Inpatient Tower and Hawkins buildings.

The make-ready work, under the Inpatient Tower Renovation Project, will entail the relocation of existing outpatient functions which currently reside in the basement and second floors of the Inpatient Tower. The make-ready work also includes necessary demolition for the interior renovations to the Inpatient Tower and other existing buildings, relocation of utilities, and abatement of hazardous materials. This make-ready work will be conducted using Board-approved Job Order Contracts (JOC), and will be performed concurrently with the design and permitting process for the build out of the Inpatient Tower Renovation Project.

The outpatient services that are presently housed in the Inpatient Tower will be relocated into the existing MACC. These services can remain in the existing MACC unless or until a new MACC is approved by your Board and constructed. Since all services provided in the existing MACC are outpatient in nature, we plan to request a change in jurisdictional agencies from the Office of Statewide Health Planning and Development (OSHPD) to the Los Angeles County Building and Safety, which will speed the completion of the make-ready work. The Inpatient Tower and central plant will remain under the jurisdiction of OSHPD.

Upon completion of the Inpatient Tower Renovation project, the health care services that will be provided at MLK Medical Center will be of the same type provided prior to the closure of the medical center.

As discussed below, we are requesting approval to begin the process of prequalifying general contractors and subcontractors for the renovation of the Inpatient Tower and other existing buildings. As part of the prequalification process, Public Works may request that the general contractors and subcontractors provide preconstruction services, including but not limited to, review of plans and specifications. Following completion of design and permitting, we will return to your Board with recommendations regarding the adoption of plans, local worker hiring programs, and advertisement for construction bids. The current total project cost estimate to complete work under C.P. 88945 is \$208,500,000. Completion of the make-ready work is scheduled for the fall of 2010 and the Inpatient Tower Renovation in late 2012.

New MACC/Ancillary Project (C.P. 70947)

The proposed new MACC/Ancillary Building is approximately 130,000 square feet in size and will accommodate an ambulatory surgical center as well as clinical and other support services. The clinical services will include general medicine, infusion/oncology, orthopedics, physical/occupational therapy, pediatrics, women's, surgical, and walk-in. Support services include an outpatient pharmacy, satellite laboratory, radiology, dietary, administrative, and central sterilization storage.

In addition, several existing buildings on the campus will be renovated to accommodate administrative and support spaces to support the new MACC/Ancillary Building. These support services include receiving/holding, materials management, waste management, linen, and bio-medical engineering services. The project will also include site utility infrastructure upgrades, site parking, landscaping, and hardscape. The new MACC/Ancillary Building will be designed to meet Leadership in Energy and Environmental Design (LEED) silver certification standards. We propose to complete the project using the design-build delivery method. The current total project cost estimate to complete work under C.P. 70947 is \$145,300,000.

While the recommended actions establish the capital project account for the new MACC/Ancillary Building Project, your Board's approval of the project itself will not be recommended until the appropriate environmental document is prepared and presented for your Board's consideration.

Design Services

HMC was selected through the competitive process to develop the program for the proposed hospital and MACC/Ancillary Building, which includes preliminary concepts for the new medical center. The program for the hospital is being developed in collaboration with the staff from the UC and the Department of Health Services (Health Services). HMC is expected to complete the medical planning and functional/space programming by late August 2009. Upon your Board's approval of the recommended

actions, Public Works will execute a supplemental agreement with HMC to proceed with the design to provide plans and specifications, obtain jurisdictional agency approval, and provide construction administration services for the new community hospital project for a not-to-exceed fee of \$17,612,500. Within this fee, HMC will also provide scoping documents for the new MACC/Ancillary Building.

Environmental Review

Approval of the recommended actions will allow the Inpatient Tower Renovation Project to proceed under a categorical exemption from the provisions of CEQA. The environmental impacts of the proposed MACC/Ancillary Building Project will be reviewed as the first phase (Phase I Improvements) of an overall development process at the MLK Medical Center through the preparation of an EIR. The Phase I project level improvements will also include renovation activities in certain existing support facilities. The EIR will also evaluate conceptual land uses and potential capital improvements at a programmatic level on the 38-acre campus (Phase II Development). The EIR will evaluate all potential direct, indirect, and cumulative environmental impacts associated with the Phase I Improvements and Phase II Development. The County has determined that the Inpatient Tower Renovation Project and the proposed MACC/Ancillary Building Project are independent and severable projects.

The CEO retained Sapphos Environmental Inc. (Sapphos) through a delegated authority agreement to complete the environmental evaluation and categorical exemption for the Inpatient Tower Renovation Project. Based upon its experience and knowledge of the MLK Medical Center site and operations, Sapphos is uniquely qualified to conduct the EIR in the most cost-effective and expeditious manner. Approval of the recommended actions will direct the CEO to execute a separate delegated authority agreement with Sapphos for the preparation and completion of an EIR for the Phase I Improvements and Phase II Development, for a not-to-exceed fee of \$688,000.

Sustainable Design Program

The projects will support your Board's Policy for Green Building/Sustainable Design Program and include sustainable design features compliant with the United States Green Building Council LEED for new building construction, including but not limited to, water and energy conservation features, low-emitting building materials, and indoor environmental quality. For renovated buildings, Public Works will work with HMC to include sustainable design features by replacing and/or upgrading the mechanical, electrical, and plumbing systems to optimize energy efficiency, use of recycled materials and including alternative transportation features, such as bike racks.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Children, Family, and Adult Well-Being (Goal 2) by investing in public health infrastructure to enhance the safety of the patients and staff and improving patient care with a new hospital and MACC. Completion of these projects will provide much needed improvements to the facility for the residents of the County.

FISCAL IMPACT/FINANCING

The Inpatient Tower Renovation Project is estimated to cost \$208,500,000, including \$11,465,000 for the make-ready and \$197,035,000 for renovation of the existing facility. The MACC/Ancillary Building Project is estimated to cost \$145,300,000. The combined cost for both projects is estimated at \$353,800,000. The Project Schedule and Budget Summaries are included in Attachment A.

It is recommended that the project costs be financed through the issuance of long-term Build America Bonds, Recovery Zone Economic Developments Bonds, and/or taxable or tax-exempt lease revenue bonds. The attached appropriation adjustment will establish the estimated level of funding for both projects.

The County is authorized to issue Build America Bonds and Recovery Zone Economic Development Bonds under the American Recovery and Reinvestment Act and offer federal reimbursement of 45% and 35%, respectively, of the interest costs on the bonds. The type and amounts of bonds to be issued will be based on market conditions and discussions with DHS, County Counsel and the Treasurer and Tax Collector. We will return to your Board with final financing recommendations and debt service estimates in September 2009, concurrent with the Final Supplemental Resolution for the 2009-10 budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On June 16, 2009, your Board approved the extension of the Senate Bill (SB) 1953 compliance deadline under the SB 306 Extension at MLK, which will allow the County to construct a replacement hospital by the year 2020 and maintain the hospital operational beyond the year 2030. Completing this Inpatient Tower Renovation Project will meet the requirements of SB 306 and the completed project can be maintained as a seismically compliant hospital beyond the year 2030.

Standard agreements, in the form previously approved as to form by County Counsel, will be used. The agreement includes the standard Board-directed clauses that provide for contract termination, renegotiation, hiring qualified displaced County employees, and consideration for Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) program participants for future employment.

The agreement also requires consultants and contractors to show full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program), Chapter 2.203 (Contractor Employee Jury Service Program), and Board Policy 5.135 (Safety Surrender Baby Law). In response to a recent motion, we are developing a program to enhance employment opportunities for County residents on County Capital Projects.

ENVIRONMENTAL DOCUMENTATION

The Inpatient Tower Renovation Project includes the make-ready work, utilities relocation, hazardous material abatement, and necessary interior demolition of the Inpatient Tower and other existing buildings, is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 of the State CEQA Guidelines and Class 1, Paragraph (d), Section 15302, Class 2, Paragraph (a), and Section 15303, Class 3, Paragraphs (c) and (f), and has been analyzed in accordance with the specifications of Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987.

The project involves negligible or no expansion of an existing use. In addition, there are no cumulative impacts, unusual circumstances, damage to scenic resources, hazardous waste sites, or deleterious effects on historical resources or other limiting factors that would make the exemption inapplicable based on the project records. Upon your Board's approval of the project, Public Works will file a Notice of Exemption with the County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

For the new MACC/Ancillary Building Project, we will return to your Board for approval of an EIR prepared pursuant to the requirements of CEQA, at such time as approval of the project is requested.

Upon your Board's approval of the project, Public Works will file a Notice of Exemption with the County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

CONTRACTING PROCESS

On January 18, 2005, your Board authorized Public Works, after compliance with applicable laws governing contract solicitation and award, to enter into agreements for the utilities infrastructure refurbishment and medical planning efforts at MLK. Public Works utilized an architect/engineer selection process and issued Requests for Proposals on January 20, 2005, to the firms on the Architectural Evaluation Board list. The Requests for Proposals described the need for providing services for the utilities infrastructure refurbishment and medical planning of the campus, and solicited the firms' willingness and capability to perform the requested services. On January 25, 2005, an Architect/Engineer Evaluation Committee selected HMC as being the best qualified firm to perform the requested services. On January 31, 2005, a contract was executed under delegated authority to HMC, for the initial scope to provide a programming and scope definition study for the utilities infrastructure refurbishment project. On December 16, 2008, the Chief Executive Office issued a delegated authority agreement, for HMC to provide site planning concepts and functional/space programming for the proposed new community hospital and new MACC/Ancillary Building.

HMC's contract agreement, PW-12826, includes program/scope definition, design and construction administration support services for the utilities infrastructure refurbishment, for a not-to-exceed fee of \$3,324,065. We are recommending approval of a supplemental agreement with HMC, for a not-to-exceed fee of \$17,612,500, to provide plans and specifications, obtain jurisdictional agency approval, and provide construction administration services for the Inpatient Tower Renovation Project. HMC will also provide scoping documents for the new MACC/Ancillary Building Project. Approval of this supplemental agreement will increase the total amount of Contract PW-12826 to \$21,024,065. Public Works has reviewed the HMC proposal and it is considered reasonable for the scope of work. HMC's Community Business Enterprise participation is at approximately 39 percent and their three-year contracting history with the County are on file with Public Works.

In accordance with your Board's policy on contractor prequalification, following evaluation Statements of Qualifications submitted by general contractors, and subcontractors, we will return to your Board to approve the prequalified firms, including a potential recommendation to "short list" the firms determined to be most qualified depending on the number of responses received. In addition, we may seek authority to contract with the prequalified firm(s) for preconstruction services.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of these recommendations will have minimum to no impact to the current operations of the existing MACC. The MACC will remain fully operational throughout

The Honorable Board of Supervisors
August 18, 2009
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construction of the Inpatient Tower Renovation and the work will be implemented in phases in order to reduce disruption to the current outpatient services. Public Works will work with Health Services' staff to identify these impacts and develop specific construction strategies to minimize these impacts to the operations of the facility and patient care during the design and construction phases.

CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office (Capital Projects Division), and to Public Works (Project Management Division I).

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTJ:GF:DL
DJT:SW:zu

Attachment

- c: County Counsel
 - Department of Health Services (Capital Projects Division)
 - Department of Public Social Services (GAIN/GROW Program)
 - Department of Public Works
 - Office of Affirmative Action Compliance
 - Treasurer and Tax Collector

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
 APPROVE CATEGORICAL EXEMPTION,
 ESTABLISH CAPITAL PROJECT NOS. 88945 AND 70947,
 APPROVE PROJECT BUDGET AND APPROPRIATION ADJUSTMENT,
 AUTHORIZE EXECUTION OF A SUPPLEMENTAL AGREEMENT AND
 DELEGATED AUTHORITY, AND
 APPROVE AND AUTHORIZE A REQUEST FOR STATEMENT OF QUALIFICATIONS
 FOR THE MARTIN LUTHER KING, JR. MEDICAL CENTER
 (SECOND DISTRICT) (4 VOTES)**

I. PROPOSED PROJECT SCHEDULE

Project Activity	Completion Dates
Environmental Impact Report	09/30/2010
<u>C.P. 88945</u>	
MAKE-READY	
Programming	08/30/2009
Design	11/13/2009
Jurisdictional Agency Approval	02/26/2010
Construction Bid and Award (JOC)	04/30/2010
Construction	
Substantial Completion	07/30/2010
Acceptance	09/30/2010
INPATIENT TOWER RENOVATION AND SUPPORT SPACE	
Programming	08/30/2009
Design	06/30/2010
Jurisdictional Agency Approval	09/30/2010
Construction Bid and Award (D-B-B)	09/30/2010
Construction	
Substantial Completion	06/12/2012
Acceptance	08/31/2012
Building Occupancy	10/31/2012
<u>C.P. 70947</u>	
NEW MACC/ANCILLARY AND SUPPORT SPACE	
Programming	08/30/2009
Scoping Design	06/30/2010
Award Design-Build	12/31/2010
Jurisdictional Approval	By Design Builder
Construction Bid and Award (D-B)	N/A
Construction	
Substantial Completion	03/29/2013
Acceptance	09/30/2013
Building Occupancy	12/31/2013

II. PROJECT BUDGET SUMMARY

INPATIENT TOWER RENOVATION AND MAKE-READY (C.P. 88945)

Budget Category		Project Budget
Land Acquisition	Subtotal	\$ 0
Construction		
Low Bid Construction Contract		\$137,600,000
Job Order Contract		8,300,000
Change Orders		21,200,000
Departmental Crafts		0
Construction Consultants		0
Telecomm Equip - Affixed to Building		0
Civic Arts		0
	Subtotal	\$167,100,000
Programming/ Development	Subtotal	\$ 0
Plans and Specifications		
Architect/Engineer Fee		\$14,000,000
Design Contingency		1,500,000
	Subtotal	\$15,500,000
Consultant Services		
Site Planning		\$ 0
Hazardous Materials		150,000
Geotech/Soils Report and Soils Testing		200,000
Material Testing		550,000
Cost Estimating		200,000
Inspection Services		1,500,000
Topographic Surveys		0
Construction Management		8,200,000
Construction Administration		0
Environmental		0
Move Management (Move Manager Only)		200,000
Equipment Planning		0
Contract/Change Order		0
Other		0
	Subtotal	\$11,000,000
Miscellaneous Expenditures	Subtotal	\$300,000
Jurisdictional Review/Plan Check/Permit	Subtotal	\$2,900,000
County Services		
Code Compliance Inspection		\$250,000
Quality Control Inspection		250,000
Design Review		200,000
Design Services		0
Contract Administration		500,000
Project Management		2,800,000
Project Management Support Services		4,800,000
ISD Job Order Contract Management		0
DPW Job Order Contract Management		200,000
ISD ITS Communications		1,100,000
Project Technical Support		1,400,000
Office of Affirmative Action		200,000
County Counsel		0
Other - GMED		0
Contract Management - LWHP		0
	Subtotal	\$ 11,700,000
TOTAL		\$208,500,000

NEW MACC/ANCILLARY (C.P. 70947)

Budget Category		Project Budget
Land Acquisition	Subtotal	\$ 0
Construction		
Design-Build Construction Contract		\$110,200,000
Job Order Contract		1,000,000
Change Orders		10,300,000
Departmental Crafts		0
Construction Consultants		0
Telecomm Equip - Affixed to Building		0
Civic Arts		1,000,000
	Subtotal	\$122,500,000
Programming/ Development	Subtotal	\$ 0
Plans and Specifications		
Architect/Engineer Fee		\$3,700,000
Design Contingency		800,000
	Subtotal	\$4,500,000
Consultant Services		
Site Planning		\$ 0
Hazardous Materials		150,000
Geotech/Soils Report and Soils Testing		200,000
Material Testing		1,500,000
Cost Estimating		50,000
Inspection Services		500,000
Topographic Surveys		0
Construction Management		4,100,000
Construction Administration		0
Environmental		700,000
Move Management (Move Manager Only)		100,000
Equipment Planning		0
Contract/Change Order		0
Other		0
	Subtotal	\$7,300,000
Miscellaneous Expenditures	Subtotal	\$ 250,000
Jurisdictional Review/Plan Check/Permit	Subtotal	\$ 600,000
County Services		
Code Compliance Inspection		\$1,000,000
Quality Control Inspection		500,000
Design Review		200,000
Design Services		0
Contract Administration		300,000
Project Management		2,500,000
Project Management Support Services		3,600,000
ISD Job Order Contract Management		0
DPW Job Order Contract Management		100,000
ISD ITS Communications		700,000
Project Technical Support		1,100,000
Office of Affirmative Action		150,000
County Counsel		0
Other - GMED		0
Contract Management - LWHP		0
	Subtotal	\$10,150,000
TOTAL		\$145,300,000

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENT
DEPARTMENT OF **CHIEF EXECUTIVE OFFICE**

DEPT'S.
No. 060
AUGUST 2009

AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2009-10
4 - VOTES

SOURCES

General Fund - AO1
See Attached

USES

General Fund - AO1
See Attached

Total: \$353,800,000

Total: \$353,800,000

JUSTIFICATION

This adjustment is necessary to establish funding for the the Martin Luther King Jr. Inpatient Tower (C.P. 88945) and MACC/Ancillary Building (C.P. 70947) Projects.

ADOPTED

David Jan Takata, Senior Manager, CEO

CHIEF ADMINISTRATIVE OFFICER'S REPORT

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#14

AUG 18 2009

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
ADMINISTRATIVE OFFICER FOR —

ACTION

APPROVED AS REQUESTED

AS REVISED

RECOMMENDATION

7/31

20

09

CHIEF ADMINISTRATIVE OFFICER

AUDITOR-CONTROLLER

BY

APPROVED (AS REVISED):
BOARD OF SUPERVISORS

20

NO. 005

July 31

20 09

BY

DEPUTY COUNTY CLERK

Martin Luther King Jr., Inpatient Tower and MACC
Appropriation Adjustment
FY 2009-10
4 - Votes

Sources

Health Services
Martin Luther King Inpatient Tower
A01-CP-96-98XX-88945
Long Term Debt Proceeds/CP
Increase Revenue 208,500,000

Health Services
Martin Luther King MACC and Ancillary
A01-CP-96-98XY-70947
American Recovery & Reinvestment Act/Lg Term Dbt Proceeds/CP
Increase Revenue 145,300,000

Total 353,800,000

Uses

Health Services
Martin Luther King Inpatient Tower
Fixed Assets: Building and Improvements
A01-CP-6014-65057-88945
Increase Appropriation 208,500,000

Health Services
Martin Luther King MACC and Ancillary
Fixed Assets: Building and Improvements
A01-CP-6014-65057-70947
Increase Appropriation 145,300,000

Total 353,800,000

This adjustment is necessary to establish funding for the the Martin Luther King Jr. Inpatient Tower (C.P. 88945) and MACC/Ancillary Building (C.P. 70947) Projects.

BA# 005 Karen Shilstone 7/31/09